151.0	0002	0023.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,600 / 832,600
					USE VALUE:	832,600 / 832,600
					ASSESSED:	832,600 / 832,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUDO DANIEL/JACQUELINE
Owner 2:	
Owner 3:	
Street 1:	104 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOIKE SAMUEL/TRUSTEE -
Owner 2:	OAKLAND REALTY TRUST -
Street 1:	104 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .291 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Clapboard Exterior and 1801 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12665.000	270,000	2,600	560,000	832,600
Total Card	0.291	270,000	2,600	560,000	832,600
Total Parcel	0.291	270,000	2,600	560,000	832,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.43 | /Parcel: 462.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100090

GIS Ref

GIS Ref

Insp Date 05/31/18

!11848!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,000	2600	12,665.	560,000	832,600		Year end	12/23/2021
2021	101	FV	259,900	2600	12,665.	560,000	822,500		Year End Roll	12/10/2020
2020	101	FV	259,900	2600	12,665.	560,000	822,500	822,500	Year End Roll	12/18/2019
2019	101	FV	247,900	2700	12,665.	560,000	810,600	810,600	Year End Roll	1/3/2019
2018	101	FV	243,200	0	12,665.	496,000	739,200	739,200	Year End Roll	12/20/2017
2017	101	FV	243,200	0	12,665.	416,000	659,200	659,200	Year End Roll	1/3/2017
2016	101	FV	243,200	0	12,665.	416,000	659,200	659,200	Year End	1/4/2016
2015	101	FV	201,500	0	12,665.	360,000	561,500	561,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:13:55

LAST REV

Date	Time
07/24/18	10:19:36
apro	

PAT ACCT. 11848

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIKE SAMUEL/TR	34362-309		12/19/2001	Family	320,000	No	No		
BOIKE JOSEPH J	32639-304		4/6/2001	Family	1	No	No		
	8607-165		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2003	90	Addition	30,000			G6	GR FY06	demo porch, build
12/3/1995	684	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Meas/Inspect	336	PATRIOT
7/26/2005	Info Fm DEED	BR	B Rossignol
12/21/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12665		Sq. Ft.	Site		0	70.	0.63	8									559,963						560,000	

Total AC/HA:	0.29075	Total SF/SM:	12665	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	559,963	Spl Credit		Total:	560,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31836414
Const Adj.:	1.00139987
Adj $ / SQ:	132.021
Other Features:	86550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366783
Depreciation:	96831
Depreciated Total:	269953

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

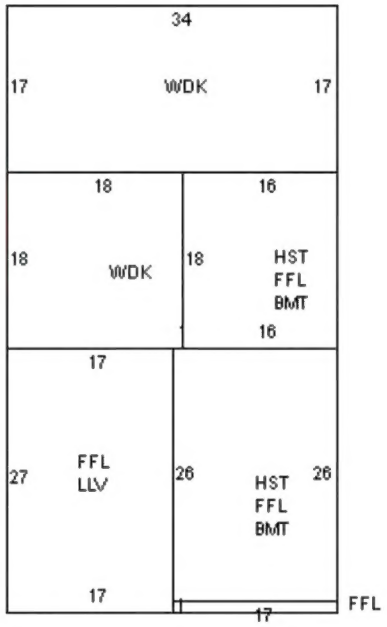
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.02
Special Features:	0	Val/Su Net:	73.73
Final Total:	270000	Val/Su SzAd	171.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,206	132.020	159,217
WDK	Deck	902	7.120	6,421
BMT	Basement	730	39.610	28,913
LLV	Lower Level	459	81.690	37,495
HST	Half Story	365	132.020	48,188

Net Sketched Area:	3,662			Total:	280,234
Size Ad	1571	Gross Area	4027	FinArea	1801

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	90	A	AV	1990	37.11	T	23.2	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600